

GRADUATE SCHOOL OF ARCHITECTURE  
UNIVERSITY OF UTAH

ARCHITECTURE 522, SUBURBIA  
AUTUMN QUARTER 1994  
PETER GOSS

TERM PROJECT- "A"  
POPPERTON PLACE  
POPPERTON PLACE PLAT A



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## I History

On January 5, 1892 Section 33, Township 1 North, 1 East, Salt Lake Meridian was dedicated and recorded as Popperton Place. "Beginning at a point on the Monument line of Third Street 314.50 feet South 89° 56' 05" East of street monument at intersection of U Street, thence South 533.73 feet, thence East 2448.44 feet, thence North 0709.09 feet, thence East 1332.01 feet, thence North 0° 58' 28" West 1305.67 feet, thence South 89° 31' 20" West 3578.74 feet, thence South 1447.69 feet to the place of beginning."<sup>1</sup> Popperton Place contains 151.38 acres of land and was divided into 135 lots.

May 19, 1892 a small section of land adjoining the original plat was surveyed, dedicated and registered. Popperton Place PLAT A. which encompasses an additional 15.30 acres and was divided into 148 lots. Its boundaries were recorded as follows: "Beginning 35 feet East, thence 188 feet

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<sup>1</sup>TRACY LOAN & TRUST Co. from Plat Book G Pg 20. Recorded May 23 1892. For Gustave C. Bartls and Emma G. Bartels to Popperton Place Subdivision See Surveyors Certificate in Appendix I.

North of the stone street monument at the intersection West Street and Fort Douglas Ave. Thence running East 666 feet, thence North 815 feet thence West 666 feet, thence South 815 feet to the place of beginning. Also beginning 56 feet West and 1085 feet North of of the stone street monument West Street and Fort Douglas Ave. thence running East 356 feet, thence North 354.33 feet, thence South 89° 31' 20" West 365 feet, thence South 351.42 feet to the place of beginning."<sup>1</sup> The physical boundaries and roads that comprise Popperton Place and Popperton Place Plat A remains the same; only the names have changed.<sup>2</sup>

These two subdivisions were surveyed, developed, and incorporated into Salt Lake County by Guestave C. Bartels and his wife Emma G. Bartels of Colorado. Bartels was President and owner of the Denver Syndicate Investment Company.

There were several restrictions placed upon the private investors of Popperton Place and Plat A. These restrictions were in place until the mortgage was paid in full. The Warranty Deed could be with held if the terms

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<sup>1</sup>COUNTY RECORDER MICRO FICHE G-20 Plat Book. From Guestave C. Bartels and Emma Bartels to Popperton Place Plat A. See Surveyors Certificate Appendix I

<sup>2</sup>See Appendix I for Name Change Description

were violated. This is one example of the restrictions made between a Grantor and Grantee, recorded December 13, 1909. "The Grantee agrees for herself, her heirs and assigns that the grantee shall not erect or build, or cause or allow to be erected or built, upon any portion of said premises, any building for dwelling purpose costing or to cost for the actual value of the construction thereof, a less sum than \$2,500.00 and that grantee shall not manufacture brick, or cause or allow to be manufactured brick upon any portion of said premises, or from any soil thereon or thereunder; and it is herein and hereby expressly reserved, that in case any of the above conditions or agreements are broken then this deed shall become null and void and all the right title and interest in and to the premises shall revert to the grantors their heirs and assigns"<sup>1</sup>

Popperton Place was named for the original owner of the property Charles Popper. Popper was a butcher in Salt Lake City. Forced out of the City by Brigham Young's cooperative society Popper moved to the East Bench in hope

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<sup>1</sup> SALT LAKE ABSTRACT COMPANY, SALT LAKE CITY, UTAH pg. 37 WARRANTY DEED, from Gustave Bartels and Emma G Bartels to Kate H. Dale November 27, 1909. Entry No. 258897 Book "6-C" pages 509-10.

of survival. He surveyed the noncongressional land by metes and bounds. Popper was granted the land in 1886 from the United States Government. The land was granted in his name on January 20, 1886 after a 25 year battle with the GOVERNMENT over property rights. Popper found his fortune in the "Queen of the Hills Mine " in Idaho. Popper then moved to the East coast to pursue his capitalististic interest in real estate. (No Record of His Death Could Be Found)

In March of 1888 Popper sold the land to James W. Skinner for \$75,900.00. In January of 1889 Skinner sold the property to Bartels for the amount of \$105,00.00. Three years later the land was incorporated into Salt Lake County by Bartels and his investment company, The Denver Syndicate Investment Company. In just three years this tract of land had passed through three sets of hands while continuing to increase in property value.

This information draws us to the conclusion that there was speculative investing and development prior to incorporation, thus explaining the jump in real estate value. This assumption is supported by the Warranty Deeds recorded in 1901 between Skinner and various investors.

In 1908 Samuel Newhouse a Utah millionaire acquired the undeveloped subdivision and made plans to develop and incorporate the tract of land further. Plat A. was not mentioned in the sale. The newspaper article, written on the sale of Popperton Place theorized and projected the plans of Newhouse with little knowledge on the contract of the sale. In the Abstract Records it is recorded that Samuel Newhouse purchased the undeveloped lots of Popperton Place for a sum of \$106,405.60 from the Denver Syndicate Investment Co. The sale was finalized January 11, 1908. Throughout the next five years Newhouse and his development company, The Newhouse Park Co. developed lots 11-24 of block six in Popperton Place. Newhouse sold the lots in pairs of two, development continued until the late 1950's.

## II Planning Features and Physical Appearance

The writer quotes Newhouse speculating 25 to 50 houses being built before that summer, and having sewer lines roads and landscaping installed. Prior to this sale several lots were sold and developed by private buyers. These sales were recorded directly between Bartels and the private owners with the previous restrictions in place. Upon looking at the subdivision as it is today there is little evidence to show the development of organized walkways or landscaping. Until recently the walkways and streets were not sufficiently lighted. Through community organization, lighting is now being installed by private owners.

At the time of the subdivisions incorporation the land was surveyed as residential property and zoned as such. Zoning remains a RESIDENTIAL AREA for one to two party homes.

Parks and or commons were not manufactured into the subdivision. However the majority of the houses in the subdivision have large yards and the common alleyways which connect the properties. To date a common or



park have not been incorporated into the subdivision. There is little to no room for new additions in Popperton Place or Plat A.

### III Social History

The earliest residents of Popperton Place and Plat A were Caucasion. They were wealthy with white collar jobs. The majority of the earliest residents were not Latter Day Saints, Mormons. Research has not shown any restrictions placed upon ethnic or racial diversity. However because of the time and circumstaces around the subdivisons deveopment, there is little doubt of the ethnic majority, white prodistant and an unspoken law of segregation. Some of the earlest residents, still recognized today, were Lord Russell Tracy, and Richard Schubach.

Property value since the earliest development of Popperton Place has retained its value. The disireability is very high because of its character and deep history, and highly developed landscape. The social economic residents remain consistant with the original developers, the majority are white collar professionals. There is little ethnic or racial diversity amongst the residents and most have pioneer history.

## IV Architecture

# APENDIX I

## SURVEYOR'S CERTIFICATE

FOR

1. POPPERTON PLACE

2. POPPERTON PLACE PLAT A

3. Road Changes

APPENDIX II

HOUSE EXAMPLES

POPPERTON PLACE,

POPPERTON PLACE PLAT A

POPPERTON PLACE , POPPERTON PLACE PLAT A

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|---|--|
| A. 1315 Second Avenue (Tracy House)<br>Salt Lake County           | O. 1291 Third Avenue<br>Salt Lake County |
| B. 1305 Second Avenue (Schubach Carragehouse)<br>Salt Lake County | P. 1299 Third Avenue<br>Salt Lake County |
| C. 1295 Second Avenue<br>Salt Lake County                         | Q. 1307 Third Avenue<br>Salt Lake County |
| D. 1289 Second Avenue<br>Salt Lake County                         |  |
| E. ----- Laurel Street (no street number)<br>Salt Lake County     |  |
| F. 165 Alta Street<br>Salt Lake County                            |  |
| G. 177 Alta Street<br>Salt Lake County                            |  |
| H. 1326 Third Avenue<br>Salt Lake County                          |  |
| I. 1286 Third Avenue<br>Salt Lake County                          |  |
| J. 1280 Third Avenue<br>Salt Lake County                          |  |
| K. 1214 Third Avenue<br>Salt Lake County                          |  |
| L. 108 Virginia Street<br>Salt Lake County                        |  |
| M. 114 Virginia Street<br>Salt Lake County                        |  |
| N. 1257 Thrid Avenue<br>Salt Lake County                          |  |